

CITY PLANNING BOARD

Springfield, Ohio

Monday, May 10, 2021

7:00 P.M.

City Hall Forum

Meeting Minutes

(Summary Format)

Vice-Chairperson Jack Spencer called the meeting to order at 7:00 P.M.

MEMBERS: Ms. Peg Foley, Ms. Christin Brown, Mr. Lorin Wear, Ms. Kathryn Lewis-Campbell, Ms. Trisha George, Ms. Amanda Fleming, Mr. Charles Harris, Mr. Alex Wendt, and Mr. Jack Spencer.

MEMBERS ABSENT: None.

OTHERS PRESENT: Stephen Thompson, Planning, Zoning, and Code Administrator and other interested parties.

SUBJECT: Meeting minutes approval – April 12, 2021

Mr. Spencer asked for a motion to approve the minutes.

Ms. Fleming made a motion to approve the minutes. Seconded by Ms. Lewis-Campbell.

The minutes were approved by voice vote.

Case # 21-RW-02 Right of Way Vacation, Request to vacate the first alley east of Nagley Ave from the first alley north of Fulton Ave north to the intersecting East-West alley.

Mr. Thompson gave the staff report.

Mr. Spencer asked if there were any questions for Mr. Thompson. Hearing none, Mr. Spencer asked if the applicant or applicant's agent wished to speak.

Mr. Donald Elliot, 1426 Nagle St. Springfield, OH, 45505.

Mr. Elliot explained his neighbor Mr. Wilson uses the alley the most and takes care of the property off of Barclay, which is the applicant's son's property. Mr. Elliot explained the alley is never used by anyone but Mr. Wilson. Mr. Eliot explained his son wanted to divide off 40 feet of his property and gift it to Mr. Wilson. Mr. Elliot explained his son does not want the house and wished to give the land to Mr. Wilson. Mr. Elliot explained they were running into issues with easement right and had to get a lawyer involved. Mr. Elliot explained it was getting

expensive and they were just trying to be good people and gift the land to their neighbor.

Mr. Spencer question the part that would be vacated.

Mr. Elliot explained where the section was and the issue with getting the easement.

Mr. Spencer questioned what the issue was with the easement agreement.

Mr. Thompson explained part of any residential right of way vacation, a survey is prepared of what the dimensions pf the alley are.

Mr. Elliot stated a survey was not complete for the first part for the deed of easement. Mr. Elliot explained the lawyer would not do anything until a survey was completed.

Mr. Thompson stated during office hours he could work with the applicant and contact the attorney about the survey.

Mr. Elliot explained the additional twelve hundred dollar fee for the survey was unexpected. Mr. Elliot explained the lawyer fee was around two hundred dollars and that was affordable. Mr. Elliot expressed that he would like to work with Mr. Thompson on the survey. Mr. Elliot asked if another application was needed for the lot split.

Mr. Thompson stated that was correct.

Mr. Elliot asked if there would be an issue getting the lot split.

Mr. Thompson explained it would be hard to say without looking at the map and how it would be split. Mr. Thompson did not believe there would be any issues based off of their conversations.

Mr. Elliot asked if he would need to have the survey before the lot split could be approved.

Mr. Thompson explained the survey would need to be included with the application.

Mr. Elliot asked if he would have to pay twelve hundred dollars before he would get an answer.

Mr. Thompson explained they would need to know the exact dimensions before they can approve anything.

Mr. Elliot questioned if it could be a general forty foot off the property.

Mr. Thompson stated no it could not.

Mr. Elliot asked why.

Mr. Thompson explained that's how the ordinances were written and it was part of the Ohio

Revised code. Mr. Thompson explained a survey and a legal description were needed to know exactly what was being approved.

Mr. Spencer asked when an alley is vacated, the property is split down the middle. Mr. Spencer asked in addition to that if the city was requiring the easement.

Mr. Thompson explained when it becomes private property, the neighbor to the North would be trespassing. Mr. Thompson explained the access easement agreement would allow the neighbor to trespass on the other property to access his garage.

Mr. Spencer asked if that was the only garage.

Mr. Thompson stated that was correct.

Mr. Spencer asked if there were any questions from the board.

Ms. Fleming explained her concerns were about the future and future development of the properties. Ms. Fleming explained it could get complicated for future residents.

Mr. Elliot explained he had lived on the property for thirty eight years and the ally had been nothing but problems with theft and crime. Mr. Wilson started using the ally and the activity started to slow down. Mr. Elliot explained allies are trouble.

Mr. Spencer asked if the ally was paved.

Mr. Elliot explained the ally was not paved, it was a grass strip that's maintained by Mr. Wilson and the other three neighbors. Mr. Elliot explained that entire block had four property owners and all the land was owned, they are not vacant lots.

Mr. Spencer questioned if the ally was an abandoned alley.

Mr. Elliot said it had always been abandoned for as long as he has lived there.

MOTION: Motion by Mr. Wendt to recommend vacating the first alley east of Nagley Ave from the first alley north of Fulton Ave north to the intersecting East-West alley. Seconded by Ms. Foley.

YEAS: Ms. Lewis-Campbell, Mr. Harris, Ms. George, Ms. Worthington, Mr. Wear, Ms. Foley, Mr. Wendt, and Mr. Spencer

NAYS: Ms. Fleming.

ABSTAIN: None.

Motion approved.

Case # 21-Z-04 Amend an Approved CC-2A Plan, Request to amend the approved site

plan for N Becthle Avenue, parcel # 3300600006300025 to allow for a new restaurant to be constructed.

Mr. Thompson gave the staff report.

Mr. Spencer asked if there were any questions for Mr. Thompson. Hearing none, Mr. Spencer asked if the applicant wished to speak.

Mr. Henry Clover, 8813 Penrose Lane, Suite 400, Lenexa, KS 66219.

Mr. Clover explained they planned to put a Panda Express on Becthle Avenue. Mr. Clover offered to show the board the photos of what the restaurant would look like.

The board expressed they would like to see the images.

Mr. Clover went through a slide show explained the details in each picture.

Mr. Spencer asked if the board had any questions for the applicant. Hearing none, Mr. Spencer asked if there was anyone else that wished to speak. Hearing none, Mr. Spencer asked for a motion.

MOTION: Motion by Ms. Fleming to table the case until the applicant could be present.
Seconded by Mr. Harris

YEAS: Ms. Lewis-Campbell, Mr. Harris, Ms. George, Ms. Worthington, Mr. Wear, Ms. Foley, Mr. Wendt, Ms. Fleming, and Mr. Spencer.

NAYS: None.

ABSTAIN: None.

Motion approved.

Case # 21-Z-05 Rezoning, Request to rezone 1106-1112 and 1116 S Limestone Street from RM-12, Low-Density, Multi-Family Residence District to CN-2, Neighborhood Commercial District.

Mr. Thompson gave the staff report.

Mr. Spencer asked if there were any questions for Mr. Thompson. Hearing none, Mr. Spencer asked if the applicant wished to speak.

Ms. Bass. 1116 S Limestone St, Springfield, OH 45505

Ms. Bass explained they had been operating the business since 1996 and thought they had the correct zoning but did not. They wished to correct the zoning.

Mr. Spencer asked if the board had any questions for the applicant. Hearing none, Mr. Spencer asked if there was anyone else that wished to speak. Hearing none, Mr. Spencer asked for a

motion.

MOTION: Motion by Ms. Fleming to recommend approving a request to rezone 1106-1112 and 1116 S Limestone Street from RM-12, Low-Density, Multi-Family Residence District to CN-2, Neighborhood Commercial District. Seconded by Ms. Lewis-Campbell.

YEAS: Ms. Lewis-Campbell, Mr. Harris, Ms. George, Ms. Worthington, Mr. Wear, Ms. Foley, Mr. Wendt, Ms. Fleming, and Mr. Spencer

NAYS: None.

ABSTAIN: None.

Motion approved.

Case # 21-Z-06 Rezoning, Request to rezone 119-121 E Grand Ave from RS-8, Medium-Density, Single-Family Residence District to CN-2, Neighborhood Commercial District.

Mr. Thompson gave the staff report.

Mr. Spencer asked if there were any questions Mr. Thompson. Hearing none, Mr. Spencer asked if the applicant wished to speak.

Ms. Bass. 1116 S Limestone St, Springfield, OH 45505.

Ms. Bass explained the lot was littered with trash and she wished to clean it up and make it a parking lot for her business.

Ms. Christina Whaley, 118 East Grand Ave. Springfield, OH 45505.

Ms. Whaley explained she wanted to know what the intentions were for the lot. Ms. Whaley explained she would hate to see a parking lot there. Ms. Whaley pointed out that the applicant had done several nice things for the community, however, she would prefer not to have a parking lot across the street from her. Ms. Whaley expressed appreciation for wanting to clean up the area.

Ms. Bass stated Ms. Whaley's property was beautiful and she would love to make that lot just as nice. Ms. Bass explained she did not plan to put parking all the way to the street. Ms. Bass explained she would make the property look really nice.

Ms. Whaley explained she was worried about it looking commercial.

Ms. Fleming questioned if she was worried about it not feeling residential.

Ms. Whaley explained they were trying to keep it as residential as possible considering it's so close to mixed zoning on South Limestone.

Ms. George suggested adding shrubs or landscaping the parking lot to screen it.

Mr. Spencer questioned why she wanted to put a parking lot in.

Ms. Bass explained she would like the extra parking for her business. Ms. Bass expressed that she understood trying to clean up the neighborhood and planned to add landscaping.

Mr. Spencer asked if that alleviated the concerns.

Ms. Whaley stated they could work together and come up with some great ideas for the neighborhood.

Ms. Bass agreed.

Mr. Spencer asked if there were any further questions. Hearing none, Mr. Spencer asked for a motion.

MOTION: Motion by Ms. Fleming to recommend a request to rezone 119-121 E Grand Ave from RS-8, Medium-Density, Single-Family Residence District to CN-2, Neighborhood Commercial District. Seconded by Ms. George.

YEAS: Ms. Lewis-Campbell, Mr. Harris, Ms. George, Ms. Worthington, Mr. Wear, Ms. Foley, Mr. Wendt, Ms. Fleming, and Mr. Spencer.

NAYS: None.

ABSTAIN: None.

Motion approved.

Case # 21-Z-07 Rezoning, Request to rezone 1220 E Home Road from CO-1, Commercial Office District to CC-2, Community Commercial District.

Mr. Thompson gave the staff report.

Mr. Spencer asked if there were any questions for Mr. Thompson.

Ms. Foley expressed concerns about the curb cuts and the heavy traffic.

Mr. Thompson explained the parcel currently has two curbs cuts off of East home Road. Mr. Thompson explained they were proposing removing one of the curb cut on Home Road and adding one on Derr Road. Mr. Thompson talked with the city engineer and he did not see any immediate concerns. Mr. Thompson explained once building plans have been submitted, a more thorough inspection would be done. Mr. Thompson explained the engineering department had no concerns with the rezoning aspect.

Mr. Spencer explained heading north on Derr Road, there is a double yellow line and drivers would not be able to cross to enter.

Mr. Thompson explained those details would be worked out in the building permitting process.

Mr. Dave Mitchell, owner of reliable construction.

Mr. Mitchell explained his construction background. Mr. Mitchell explained the parcel was around 2.3 acres and would allow for good circulation. Mr. Mitchell explained the owner intended to build a Shell Gas station, a convenience store with a fried chicken offering with indoor seating, a tunnel car wash on the back of the lot, and the existing office building would remain as the administrative office for the owners other businesses. Mr. Mitchell explained the electric service would include 480 high voltage electric to charge electric cars in a timely manner.

Ms. Foley asked if there would be an attempt to preserve some of the wooded features.

Mr. Mitchell explained he would like to keep some of the vegetation in place. Mr. Mitchell explained there would be existing tree areas and landscaping.

Ms. Fleming asked if there had been any complaints from the neighbors.

Mr. Thompson stated there was someone that called from the doctor's office but did not receive any formal complaints. One concern was about the lighting and making sure it wasn't too bright at night.

Mr. Spencer asked if there were any studies had been conducted on traffic.

Mr. Mitchell explained there was a lot of traffic. Mr. Mitchell explained a convenience store general takes advantage of existing traffic rather than adding new traffic. Mr. Mitchell suggested there would be very little impact on traffic.

Mr. Spencer questioned if there was a Dollar General across the street.

Mr. Thompson stated it was south west of the location.

Ms. George expressed the corner was a nice wooded area and had concerns for the residential properties in the area.

Mr. Thompson point out the commercial businesses surrounding the area and explained the property was zoned commercial office.

Ms. Fleming explained if this business did not go in, office space could potentially go in.

Mr. Spencer asked if the gas station would be a conditional use.

Mr. Thompson explained that was correct and the applicant would have to go in front of the Board of Zoning Appeals and would address concerns about screening and lighting.

Mr. Spencer asked if the board had any further questions. Hearing none, Mr. Spencer asked if there was anyone else that wished to speak. Hearing none, Mr. Spencer asked for a motion.

MOTION: Motion by Ms. Fleming to recommend approval of a request to rezone 1220 E

Home Road from CO-1, Commercial Office District to CC-2, Community Commercial District.
Seconded by Mr. Wendt.

YEAS: Ms. Lewis-Campbell, Mr. Harris, Ms. Worthington, Mr. Wear, Ms. Foley, Mr. Wendt, Ms. Fleming, and Mr. Spencer.

NAYS: Ms. George.

ABSTAIN: None.

Motion approved.

SUBJECT: Elect New Chair Person.

Motion by Ms. George to elect Mr. Jack Spencer as the Chair Person. Seconded by Mr. Wendt.

Approval by voice vote. Approved unanimously.

SUBJECT: Elect New Vice Chair Person.

Motion by Ms. George to elect Mr. Alex Wendt as the Vice-Chair Person. Seconded by Ms. Fleming.

Approval by voice vote. Approved unanimously.

SUBJECT: Board Comments.

None.


SUBJECT: Staff Comments.

Mr. Thompson asked the board to consider everyone sitting up top. Mr. Spencer suggested leaving it up to the board members.

SUBJECT: Adjournment

Motion to adjourn by Mr. Wendt. Seconded by Ms. George.

Approved by voice vote. Adjourned at 8:00 P.M.



Mr. Jack Spencer, ~~Vice~~-Chairperson.